Denver MSA Vacant Retail

8390 W 14th Ave | Lakewood, CO 80215

Owner | User Investment Opportunity

Offering Memorandum

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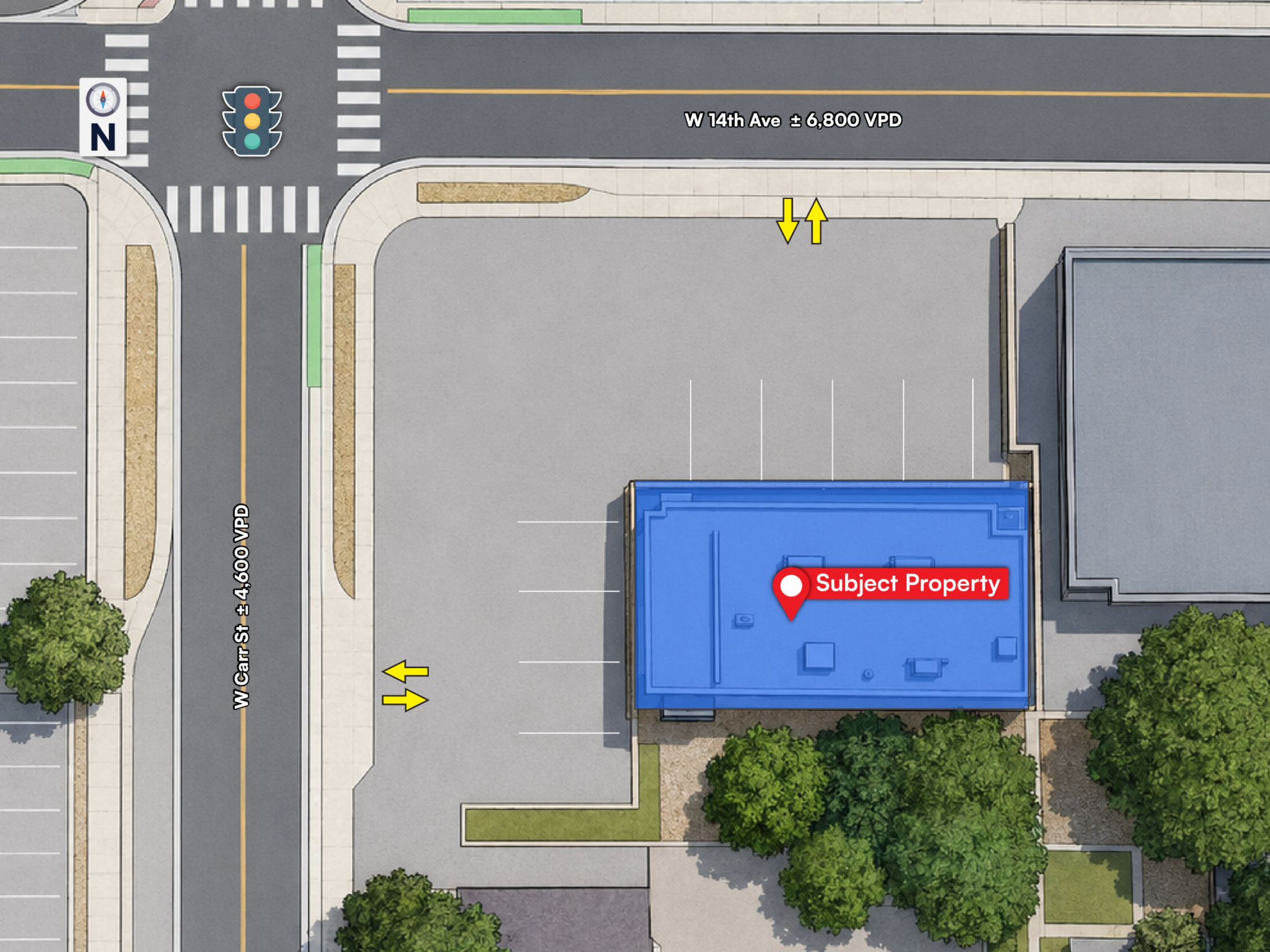
Exclusively Listed By

Brayden Conner
Broker of Record
Broker Lic. No.: ER.100106933 (CO)
Firm Lic. No.: EC.100099522 (CO)

Investment Highlights

- **Flexible Retail Footprint:** ±2,400 SF of retail space, well-suited for a c-store or a variety of neighborhood retail uses
- **Existing Infrastructure:** Walk-in coolers and other infrastructure remain in place, lowering startup costs for a new operator
- **Flexible Zoning:** Zoned M-N-U (Mixed-Use-Neighborhood Urban), allowing a range of commercial uses — ideal for retail or service-based users
- **Visibility & Access:** Located at the signalized intersection of W 14th Ave and Carr St, offering strong visibility and access
- **Lakewood, CO:** Benefits from its proximity to Denver metro and a dense surrounding residential base

N
Slater Elementary
±280 Students
Lumberg Elementary
±316 Students
Jefferson High School
±627 Students
Concordia Apartments
±168 Units
Walmart Supercenter
Chipotle Mexican Grill
QDOBA Mexican Eats
Panda Express Chinese Kitchen
Wing Stop
Domino's
Target
Publix
Crumbl Cookies
Chick-fil-A
King Soopers
ACE Hardware
PORSCHE
BIG O TIRES
40
± 29,000 VPD
Wendy's
Smart Space Storage
Safeway
Natural Grocers
Ziggi's
Subject Property
Cycle Gear
The Home Depot
121
± 58,000 VPD
Lamar Station Plaza
planet fitness
ROSS Dress for Less
CiCi's Pizza
Dollar Tree
Casa Bonita
Westfax Brewing Co
Dutch Bros Coffee
Burger King
Pizza Hut
El Pollo Loco
Eiber Elementary
±284 Students
Pet World
Lakewood Country Club
Golf Course
Jefferson County Open School
±1,735 Students
Lakewood High School
±1,735 Students
U-HAUL
Metro Pie Pizza
Coors Field
30 Years 1995-2025
Colorado Rockies Stadium
±2.4 Annual Visitors | ±6 Miles Away
Empower Field at Mile High
Denver Bronco's Stadium
±1.5M Annual Visitors | ±4 Miles Away
6
± 103,000 VPD
Google Earth



N
W 14th Ave ± 6,800 VPD
W Carr St ± 4,600 VPD
Subject Property

8390 W 14th Ave
Lakewood, CO 80215

$720,000
List Price

Contact Broker
For Additional Information

±2,400 SF	**±0.37 AC**	**1974/1985**	**M-N-U Zoning**
GLA	Lot Size	Year Built/Renovated	Mixed-Use-Neighborhood-Urban

Property Photos

Lakewood, CO

Denver, CO MSA

156,868
Total Population

69,799
# of Households

$24,308
Retail Sales Per Resident

4%
Retail Vacancy

Local Market Overview

Lakewood is strategically positioned immediately west of Denver, providing direct access to one of the nation's strongest regional economies while serving as a well-established commercial and residential hub within Jefferson County. The city's diverse mix of established neighborhoods, regional shopping destinations, employment centers, and outdoor recreation creates a stable environment for retail investment. Major commercial corridors such as Belmar, Colorado Mills, Lakewood City Commons, Union Boulevard, and West Colfax Avenue attract a broad customer base and support a wide variety of retailers, restaurants, and service-oriented businesses.

Retail properties benefit from exceptional regional connectivity via Interstate 70, U.S. Route 6, Wadsworth Boulevard, West Colfax Avenue, and RTD's W Line light rail, providing convenient access to downtown Denver, surrounding suburbs, and the Front Range. A diversified employment base, strong consumer spending, and limited new retail construction continue to support healthy leasing fundamentals throughout the market. Well-located neighborhood and community shopping centers remain well positioned to benefit from consistent daily traffic, sustained residential demand, and continued public and private investment across the western Denver metropolitan area.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	14,542	132,132	372,405
Current Year Estimate	14,499	132,043	369,276
Growth Current Year-Five-Year	0.30%	0.07%	0.85%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,601	60,348	168,153
Current Year Estimate	6,574	60,345	166,990
2020 Census	6,033	57,252	156,401
Growth Current Year-Five-Year	0.41%	0.01%	0.70%
Growth 2020-Current Year	8.96%	5.40%	6.77%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$105,997	$129,635	$142,220

DENVER-AT-A-GLANCE

#1
BEST PLACES FOR BUSINESS AND CAREER -FORBES

1.6%
ANNUAL POPULATION GROWTH WITHIN 10 YEARS

±3M
10-COUNTY METRO POPULATION

2.4%
PROJECTED JOB GROWTH -FORBES

18TH
BEST PLACE TO LIVE -US NEWS & WORLD REPORT

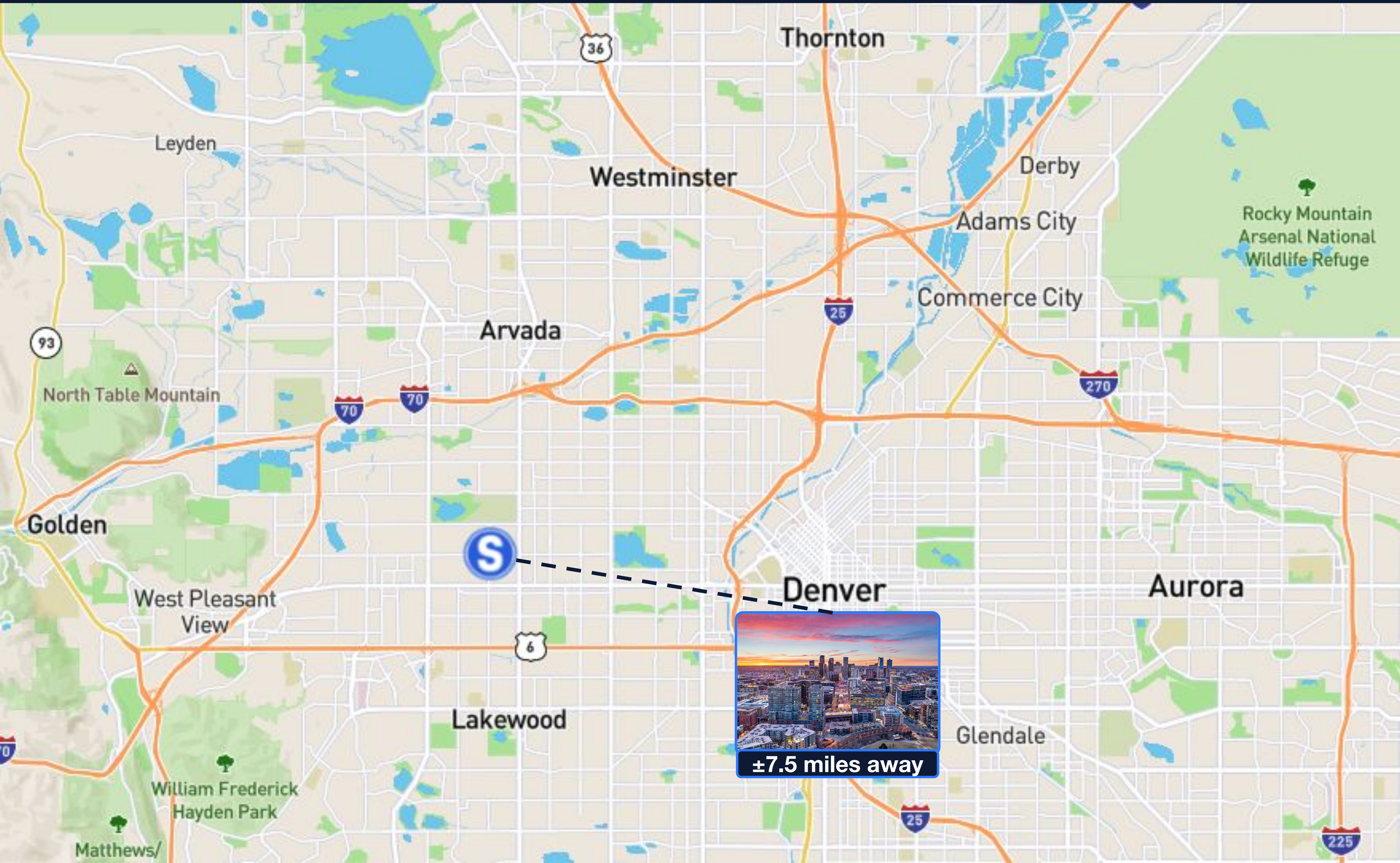
The Mile High City combines the best of urban landscapes and outdoor lifestyles. Best suited for urban adventurers, Downtown Denver consists of a few smaller districts and neighborhoods, most notably the Central Business District, Union Station, and the Lower Downtown (LoDo) District. For Denver, the downtown area is home to some of the city's most historic sites and has been the main center for commercial, financial, and entertainment businesses.

With Colorado becoming a popular place to live in the United States, Denver has seen rapid growth throughout the past few decades. Much of this growth is driven towards Downtown, with new businesses and living spaces added each year. Between the shops, restaurants, bars, museums, entertainment spaces, and public parks, there are thousands of places to check out in Downtown Denver for a nearly endless itinerary.

$474.6B+
Regional Gross Domestic Product

82M+
Annual Visitors (Denver International Airport)

Regional Map



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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